

# CAVENDISH House

GUILDFORD  
HIGH STREET  
GU1 3AJ

OFFICES  
TO LET

[www.cavendishhouserental.co.uk](http://www.cavendishhouserental.co.uk)



## Last Remaining Office Suite

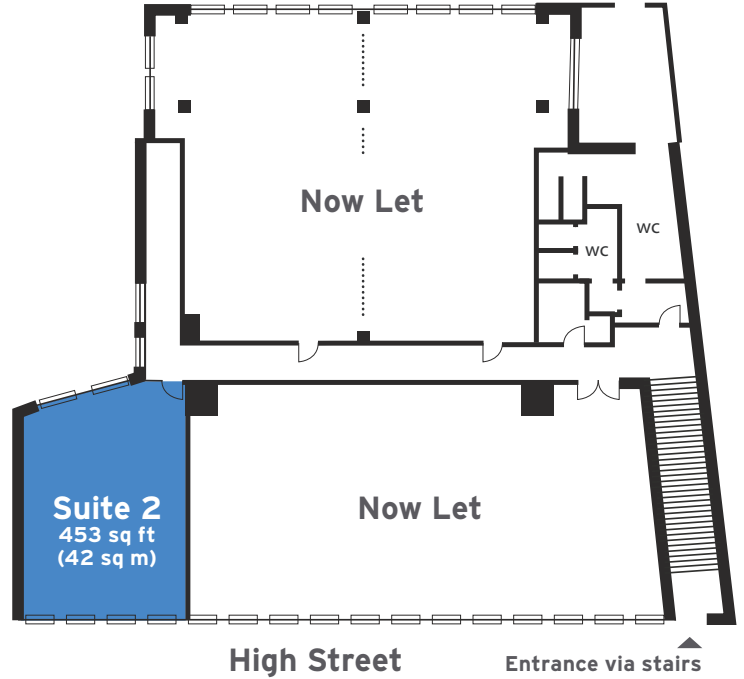
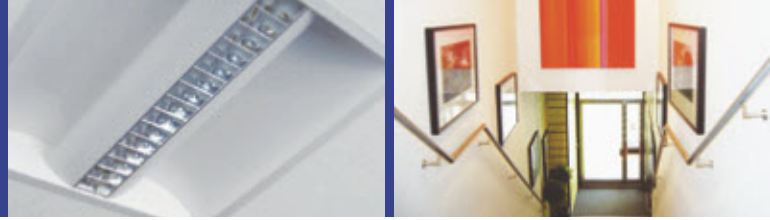
453 sq. ft (42 sq. m)

### Features

- n Designer inspired
- n Newly refurbished
- n Town Centre location
- n Parking available
- n Direct access from High Street
- n Comfort cooling
- n LG3 lighting + trunking for IT/Telecoms
- n Well maintained common parts



First Floor, Refurbished Air Conditioned Office

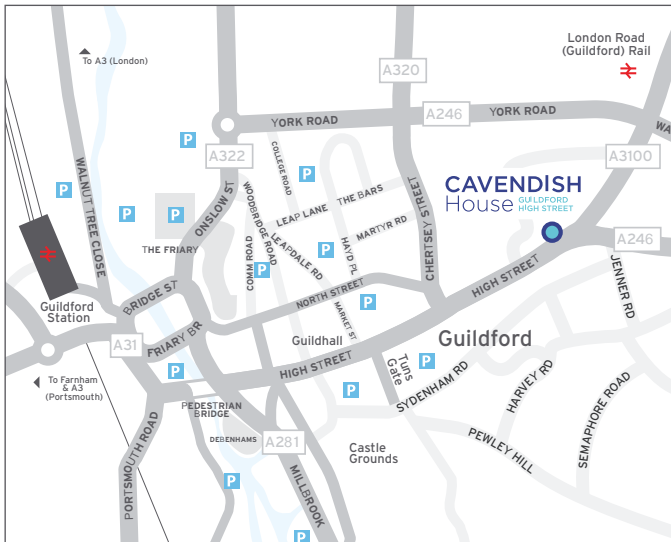


## Location

Cavendish House is situated in a prominent position overlooking the upper High Street and close to restaurants, the Radisson Edwardian Hotel & Civic Centre. Guildford London Road main line station is approximately 5 minutes walking distance. By car, the A3 (London to Portsmouth) connecting with the M25 (junction 10) and the motorway network beyond, is a short distance away.

## Description

Suite 2 is the last remaining suite situated on the first floor of Cavendish House with ground floor access to the High Street. The space is 453 sq. ft. Includes newly-wired electrics, trunking for IT/telecom networks, Comfort cooling (a/c), LG3 lighting with suspended ceilings. The common parts of the building have been extensively refurbished with interior design input.



## Accommodation

Suite 2	453 sq ft	42 sq m
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net internal floor areas

## Lease

The premises is available on a new lease for a term to be agreed on effective full repairing and insuring terms.

## Rent

On application.

## Viewing & Further Information

Strictly by appointment with the joint sole agents.



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